

32-62-4

AK 7017 PG 188

TRANSFER  
TAX  
PAID

WARRANTY DEED  
Statutory Short Form

I, **PATRICK WARNER FLYNN**, by **LENNA L. WARNER**, natural mother with single transaction authority for **PATRICK WARNER FLYNN**, of Rockport, County of Essex, Commonwealth of Massachusetts, for consideration paid, grant and convey to **LENNARD W. WARNER, III** of Waterville, County of Kennebec, State of Maine, whose mailing address is 233 Evergreen Drive, Waterville, ME 04901, with Warranty Covenants, the real estate described as follows:

**002944**

Unit 4 (known as #233) in the Condominium known as Ridgewood Heights Condominium, situated in the City of Waterville, County of Kennebec and State of Maine, together with the Allocated Interests appurtenant to each such Unit, all as more fully set forth in the Declaration of Condominium of Ridgewood Heights Condominium, dated December 29, 1989, and recorded in the Kennebec County Registry of Deeds in Book 3676, Page 3, as amended from time to time (the "Declaration"), and in the Plats and Plans of the Condominium recorded in said Registry of Deeds at Plan Book E-90003 through E-90010, as amended from time to time.

Including all furniture, furnishings, fixtures and personal property, if any, appurtenant to the Unit(s).

These premises are subject to:

- (a) Existing utility easements, rights and lines located on the premises, including the Central Maine Power Company, New England Telephone Company, and Kennebec Water District easements, rights and lines.
- (b) Applicable state and municipal statutes, regulations, ordinances, permits, approvals and laws, including, without limitation, the terms of the Site Location of Development Act Order and the approvals from the City of Waterville.
- (c) The covenant running with the land that future use of the premises shall be restricted to residential use only with no commercial use of any type. Residential condominiums shall be permitted and rental of residential units shall not be deemed commercial use.
- (d) The condition that there be no further subdivision without the necessary state and local (Planning Board) approvals, Unit Owners Association approvals, and Declarant approvals, except that Declarant, its successors and assigns, shall not need Unit Owner or Unit Owners Association approval for the construction of additional units pursuant to its Development Rights and Special Declarant Rights set forth in the Declaration.

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- (e) Those matters set forth in or referred to in the Declaration of Condominium of Ridgewood Heights Condominium, dated December 29, 1989, and recorded in the Kennebec County Registry of Deeds in Book 3676, Page 3, as amended from time to time (the "Declaration"), the Bylaws of the Ridgewood Heights Owners Association and in the Plats and Plans of the Condominium recorded in said Registry of Deeds at Plan Book E-90003 through E-90010, as amended from time to time, including without limitation the sixty (60) foot wide permanent greenbelt buffer strip along the stream as shown on the Condominium Plats.

Being the same premises conveyed to Lenna L. Warner and Lennard W. Warner, III, by Quitclaim Deed With Covenant from Lennard W. Warner, Jr., and Louise S. Warner dated March 6, 1995, and recorded in the Kennebec County Registry of Deeds in Book 4868, Page 66. Reference is also made to a Quitclaim Deed from Lenna L. Warner to Patrick Warner Flynn dated June 9, 1995, and recorded in the Kennebec County Registry of Deeds in Book 4918, Page 102. Lennard W. Warner, Jr., died on January 19, 1999 and Louise S. Warner died on June 3, 2003, therefore, extinguishing their life estates.

WITNESS my hand and seal this 26<sup>th</sup> day of January, 2004.

Signed, Sealed and Delivered by:

Lenna L. Warner

Patrick Warner Flynn  
By Lenna L. Warner, natural mother  
with single transaction authority

COMMONWEALTH OF MASSACHUSETTS

COUNTY OF ESSEX Dated: January 26, 2004

Then personally appeared the above named Lenna L. Warner, natural mother with single transaction authority for Patrick Warner Flynn, and acknowledged the foregoing instrument to be her free act and deed in her said capacity and the free act and deed of said Patrick Warner Flynn.

Before me,

Peter H. Schmink  
Notary Public  
Print  
Name: PETER H. SCHMINK



RECEIVED KENNEBEC SS.  
2004 FEB -3 AM 9:00

PETER H. SCHMINK, Notary Public  
My Commission Expires May 7, 2010

ATTEST: [Signature]  
NOTARY PUBLIC